

Industrial

# UNIT 9 & 10 | CLEVELAND TRADING ESTATE

Cleveland Street, Darlington, DL1 2PB

## UNIT 9 & 10 | 4,965 SQ FT

Industrial unit situated in prime industrial location coming soon

Situated in a premier industrial location just 1 mile from Darlington town centre, this unit is suitable for a variety of uses to include manufacturing, retail warehousing, and trade counter. The space benefits from sitting within a secured gated estate and comprising private yard space, WC and kitchen facilities, and office accommodation.

Lease Type

New



### ✓ Unit Summary

- ☒ Office Accommodation
- ☒ Roller Shutter Door
- ☒ Flexible Space
- ☒ Turning Circle
- ☒ Well Maintained Estate
- ☒ WC facilities

View Floor Plans

View Virtual Tour

### £ Occupational Costs

|                    | Per Annum  | Per Sq Ft |
|--------------------|------------|-----------|
| Rent               | £31,400.00 | £6.32     |
| Rates              | £8,190.00  | £1.65     |
| Maintenance Charge | £8,900.00  | £1.79     |
| Insurance          | £993.00    | £0.20     |
| Total Cost         | £49,483.00 | £9.97     |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

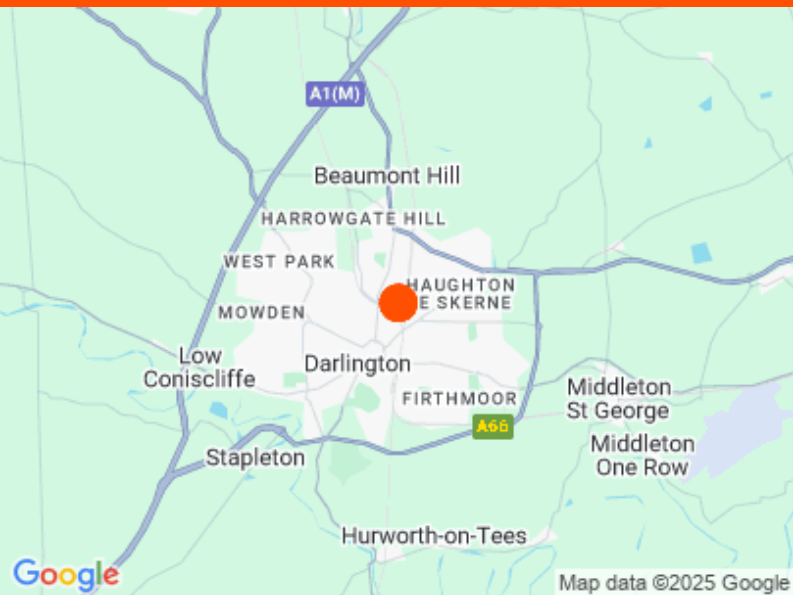
➔ For more info please visit: [unit.info/UIP0101662](http://unit.info/UIP0101662)

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## Location

Cleveland Trading Estate is located just off Cleveland Street, approximately 1 mile from Darlington town centre.



Road  
A1: 2 miles



Airport  
Durham Tees Valley Airport: 6 miles



Rail  
Darlington railway: 2 miles

## Additional Information

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Planning Class | General Industrial                                                                                 |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Contact us now to arrange a viewing.                                                               |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | C (73)                                                                                             |



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## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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